AGENDA BOARD OF ZONING APPEALS PUBLIC HEARING SEPTEMBER 8, 2009 3:00 P.M. ROOM S-330 CITY HALL ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. <u>APPROVAL OF MINUTES OF AUGUST 24, 2009</u> *Approved*

II. Approval of Resolutions

09-252310 Matthew Soucek – Project for Pride in Living

Resolution for Denial

Approved

III. OLD BUSINESS

a. Applicant - Dorii Gbolo - Open Cities health Center

(#09-252353)

Location - 916 Rice Street

Zoning - TN2

Purpose: MAJOR VARIANCE - A variance of the required off-street parking

requirements in order to renovate a building previously used as a furniture store with residential units on the second floor into a medical clinic with storage on the second floor. An additional 32 off-street parking spaces are required, 0 is proposed for a variance of 32 off-street parking spaces.

Continued 2 weeks until 9-21-09

IV. <u>NEW BUSINESS</u>

A. Applicant - Amy Johnson-Grass – Health Partners

(#09-256654)

Location - 968 Grand Avenue Zoning - BC; Sign-Grand

Purpose: MAJOR VARIANCE - A variance of the off street parking regulations in

order to construct an addition to the rear of the building and convert an existing office space into a medical clinic with a birthing center. The use requires 10 off-street parking spaces, 5 stacked spaces will be provided but only 2 may be counted for zoning purposes, for a variance of 8 off-street

parking spaces.

Approved 7-0

B. Applicant - Russ Carlson - Archetype Signmakers (#09-256771)

Location - 2221 Ford Parkway Zoning - B2; Sign-Highland

Purpose: MAJOR VARIANCE - A variance of the sign regulations in order to allow

additional signage on this site in the Highland Special Sign District which is used as a multi-tenant building. A maximum of 400 square feet is allowed, 2,000 square feet is proposed for a variance of

1600 square feet.

Continued 2 weeks until 10-5-09

C. Applicant - Susan Larson / Tom Lewis (#09-257837)

Location - 712 Wilder Street South

Zoning - R3

Purpose: MINOR VARIANCE - The applicant is requesting a variance of the rear

yard setback in order to construct an addition to their existing house with an attached garage. A 25foot rear yard setback is required, 14 feet is

proposed for a variance of 11 feet.

Approved w/cond. 7-0

D. Applicant - Andrew V. McGory (#09-257924)

Location - 1140 White Bear Avenue North

Zoning - R4

Purpose: MAJOR VARIANCE - A variance of the allowed signage for two new

identification signs at the Hazel Park Middle School Academy. They are allowed a 30 square foot identification sign and a 30 square foot bulletin board. They currently have 80 square feet signage and they are proposing two new identification signs for an additional 57.8 square feet of signage.

Approved w/cond. 7-0

V. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.